MINUTES • MARCH 7, 2018

OPENING SESSION

• Determination of Quorum
• Pledge of Allegiance
• Introduction of Board Members and Staff
• Consideration of the February 7, 2018 Minutes
  • Jeffery Thompson MOVED to approve the Minutes of the February 7, 2018 meeting. Scott Sidler SECONDED the motion, which was voted upon and PASSED by unanimous voice vote (7-0).

CONSENT AGENDA

1. Case No.: HPB2018-10012, 121 S. Orange Ave.

   Applicant: Michael Chase, RP Realty Partners LLC, 1801 S. La Cienega Blvd., Ste. 301, Los Angeles, CA 90035
   Owner: Plaza LLC, 100 S. Orange Ave., Ste. 400, Orlando, FL 32801
   District: Downtown Historic District (Commission District 5)

   Request for a Major Certificate of Appropriateness to install a digital sign on the north side of The Plaza, to match the existing sign on the south side.

   Recommended Action: Approval of the request subject to staff conditions of approval as follows:

   1. All changes to this proposal shall be reviewed and approved by HPB Minor Review Committee prior to permitting;
   2. Proposed sign shall be installed in the same relative location and manner as the existing sign on the south tower;
   3. The attachment brackets on the metal band at the top of the columns shall be removed and the column cover repaired or replaced so as to appear "as new"; and the eye connections for the cable supports on the canopy shall be removed and repaired; and
   4. No additional signage is allowed on the front face of the digital screen border.

   Jeffery Thompson MOVED to APPROVE the Consent Agenda. Scott Sidler SECONDED the Motion, which was voted upon and PASSED by a unanimous voice vote (7-0).
REGULAR AGENDA

2. Case No.: HPB2018-10015, 811 E. Washington St.

Applicant: Robert Dietz, Veneto Builders LLC, 478 E. Altamonte Dr., Ste. 108, Altamonte Springs, FL 32701
Owner: David & Dianne Parish, 840 E. Washington St., Orlando, FL 32801
District: Lake Lawsona Historic District (Commission District 4)

Request for a Major Certificate of Appropriateness to construct a new two-unit building with ground floor retail spaces on a vacant lot.

Recommended Action: Approval of the request subject to staff conditions of approval as follows:

1. All changes to this proposal shall be reviewed and approved by HPB Minor Review Committee prior to permitting. Major modifications may require additional HPB approvals.
2. HPB approval does not grant permission to commence construction activity. All necessary permits must be obtained prior to commencement of construction activity.
3. HPB Construction Observation. Prior to the commencement of vertical construction the general contractor, developer and architect must schedule a coordination meeting with HPB Staff to review the HPB conditions of approval and the HPB review process for any proposed changes that may occur during construction. The general contractor must schedule periodic meetings with the HPB staff as needed to update staff on the project progress and potential issues complying with the HPB conditions of approval.
4. All windows shall have dimensional exterior and interior muntins to simulate historic wood, divided light windows and shall have mullions between ganged windows of 8 inches to be similar to historic paired windows if windows are double hung type.
5. Windows shall be inset to be similar to historic windows in the district and be consistent on all floors.
6. Additional Minor Review will be required for the windows and trim details on the rear, and both side elevations.
7. Doors shall have a muntin pattern compatible with the windows and simulate true divided light doors.
8. Increase first floor ceiling height to a minimum of 10 feet and maintain overall height at 40 feet.
9. A durable kneewall material shall be on the front of the building under the storefront and a matching water table shall be on the sides of the building.
10. Columns on ground floor and balconies above shall be square in plan rather than “L” shaped.
11. Beam shall be expressed on second and third floor balcony sides—it is unclear from the rendering and elevations.
12. Metal roofing style and material shall require additional minor review and shall be compatible with historic metal roofing in the district.
13. Simplify the storefront glazing pattern to be more similar to historic plate glass storefronts in the district.

Richard Forbes, Historic Preservation Officer, introduced the case with a PowerPoint presentation which included site photos, images of neighboring properties, the Sanborn map, the proposed layout, existing and proposed site survey, floor plans, roof plan, and the proposed elevations. He also reviewed staff conditions as shown above. He noted the site had been vacant since about 2005, and that variances were approved for the proposed building by the Board of Zoning Adjustment at their February 27, 2018 meeting (case VAR2018-10004).

Some Board members commented on the appearance of the balconies, and the nature of the overhang at the top of the rear of the building. Jeffery Thompson spoke about the differences between the formal elevation and the artistic rendering, and wondered about the artist’s success in emulating the historic style. Mr. Forbes noted that the extra height approved by the variance was contained within the penthouse in the center of the building, and could not easily be seen from the street.

Robert Dietz, 905 Great Bend Rd., Altamonte Springs, FL 32714, spoke as the applicant in support of the request. He said the proposed design had gone through numerous iterations, with guidance from Mr. Forbes throughout. He confirmed that the on-site tree would be staying, and that the underside of the balconies would have wood beam ceilings. As to the height of the ceiling, he said that anything taller than 10 ft. was not preferred by his client and would cause design problems overall given the restrictions. He also mentioned some of his construction methods in response to Board member questions.

Board discussion ensued at length. Topics included the building’s size; design details; whether a more-detailed plan was needed; that there might not have been enough historic elements present; that the proportions as proposed seemed off; the number and size of columns; and positions of the windows as shown. Board members also expressed concern about...
whether the Minor Review process would be able to handle all the changes needed, and mentioned possibly deferring the case. Mr. Dietz responded by stating that many of the changes proposed by various members had already been made, but because of the submittal deadlines, he wasn’t able to incorporate them all into the version shown to the Board. Then, Board members discussed procedure of whether the Design Review Committee could be used to make sure the conditions of approval were being met, rather than having the applicant come back before the full Board and lose another month to the review process.

Scott Sidler MOVED to APPROVE the case subject to staff conditions, with the addition of one condition. Condition 14: HPB approval is subject to unanimous approval of necessary changes to the project by the Design Review Committee. Jeffery Thompson SECONDED the Motion, which was voted upon and PASSED by a unanimous voice vote (7-0).

Note: Timothy Lemons left the meeting at 5:11 pm. A quorum was still maintained.

3. Case No.: HPB2018-10019, 3219 Chelsea St.

   Applicant/Owner: Sarah Robinson, Evangelical Covenant Church, 3219 Chelsea St., Orlando, FL 32803
   District: Commission District 3

Consideration of Landmark Nomination proposal. Members of the Audubon Park Covenant Church are requesting Local Historic Landmark Status for their community and worship building.

Recommended Action: Recommend to City Council to accept the Historic Preservation Board recommendation to nominate this site for Landmark Status.

Richard Forbes, Historic Preservation Officer, reminded the Board of the code changes regarding the nominating procedure. He then introduced the case with a PowerPoint presentation which included current photos of the site. Board members agreed that the structure should be nominated.

Dena Wild MOVED to APPROVE the Landmark Request. Scott Sidler SECONDED the Motion, which was voted upon and PASSED by a unanimous voice vote (6-0).

OTHER BUSINESS

- General Appearances – there were no General Appearances.
- Report on Minor Reviews (February)

ADJOURNMENT

Lucie Ghioto, Chairperson, adjourned the meeting at 5:21 p.m.

STAFF PRESENT

Ed Petersen, Recording Secretary (acting)
Richard Forbes, Historic Preservation Officer
Jason Burton, Chief Planner
Sarah Taitt, Assistant City Attorney

Richard Forbes, Historic Preservation Officer
Ed Petersen, Recording Secretary (acting)